Hartington Way

Darlington DL3 0RZ

£265,000

Venture
PROPERTIES

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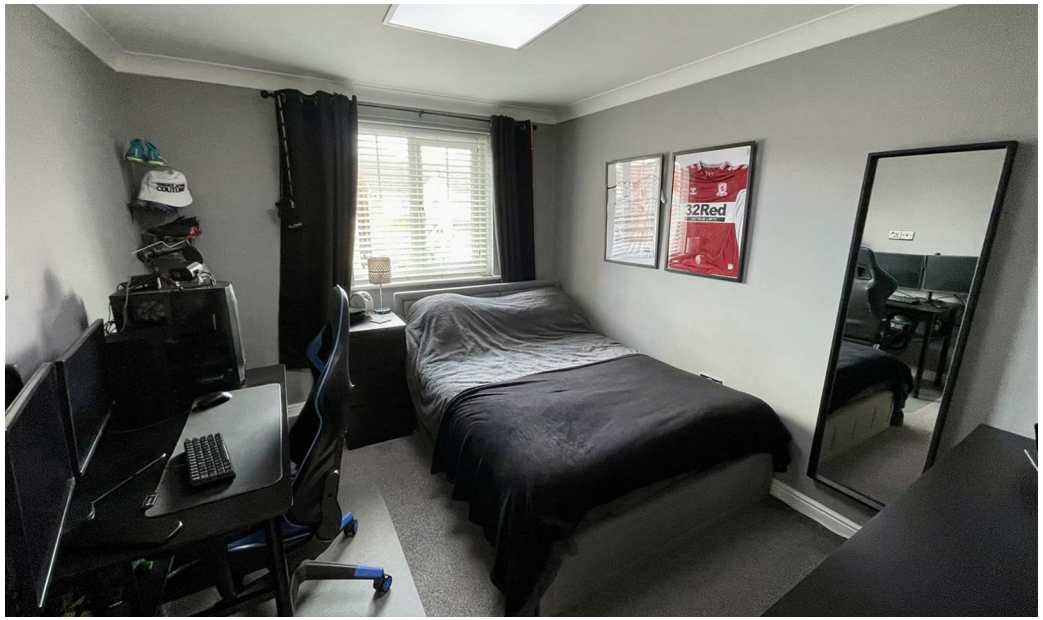

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Hartington Way

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x 4 x 2 x 1

- Detached Property
- Oakfield Lodge Location
- Off Street Parking & Garage
- Four Bedrooms
- Council Tax Band D
- Newly Installed Bathroom
- Open Plan Kitchen/Diner
- EPC Rating C

This immaculately presented four bedroom modern detached property comes to the market and is situated on the Oakfield Lodge development. The property has spacious executive style living accommodation with lounge, dining room, kitchen/breakfast room, conservatory and utility, en-suite to master bedroom, double glazed and centrally heated.
In brief the accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Downstairs WC, Conservatory, Four Bedrooms to the first floor, Master with en-suite, Family Bathroom/WC. There are gardens to the front and rear with off street parking and garage.

Entrance Hall
Upvc double glazed door to front and stairs to the first floor.

Lounge
15' 7 x 10' 10 (4.57m 2.13m x 3.05m 3.05m)
Upvc double glazed bay window to front, french doors into dining room and a radiator.

Kitchen / Diner
18'4 x 12 (5.59m x 3.66m)
Upvc double glazed window to rear. Fitted with base and drawer units with contrasting work surfaces. There is an integrated electric hob and electric oven with overhead extractor unit. Space for an undercounter fridge, with part tiled walls, tiled flooring and radiator. Under stairs storage cupboard which is currently used as a shelved pantry,
Upvc double glazed doors to rear leading into Conservatory.

Conservatory
16'9 x 12'9 (5.11m x 3.89m)
Double glazed windows and door leading to the rear garden.

Utility Room
8' 10 x 9' 7 (2.44m 3.05m x 2.74m 2.13m)
Upvc double glazed door to side, stainless steel sink unit and space for a washing machine and dishwasher. Wall mounted boiler, tiled floor and radiator.

Cloakroom W/C
Upvc double glazed window to rear. Low level w/c, wash hand basin and radiator.

First Floor Landing
Access to loft with power and light. via drop down ladder.

Bedroom One
14' 2 x 11'11 (4.27m 0.61m x 3.63m)
Upvc double glazed window to front and radiator.

En-Suite
Upvc double glazed window to side. Fitted with shower cubicle, low level w/c, wash hand basin, part tiled walls and radiator.

Bedroom Two
11' 3 x 9' 5 (3.35m 0.91m x 2.74m 1.52m)
Double glazed window to front and radiator.

Bedroom Three
9' 7 x 7' 8 (2.74m 2.13m x 2.13m 2.44m)
Double glazed window to rear and radiator.

Bedroom Four
9'2 x 8'10 (2.79m x 2.69m)
Upvc double glazed window to rear and radiator.

Bathroom
Upvc double glazed window to rear, coving to ceiling, panelled bath with shower over and screen. Low level wc, and bowl style wash hand basin in wall mounted vanity unit with storage. There are part tiled walls and radiator.

Externally
To the front there is a double driveway providing off street parking, which leads to a single garage with up and over door allowing car access. With front and rear gardens, the rear being mainly laid to lawn with patio area.

Tenure
Freehold

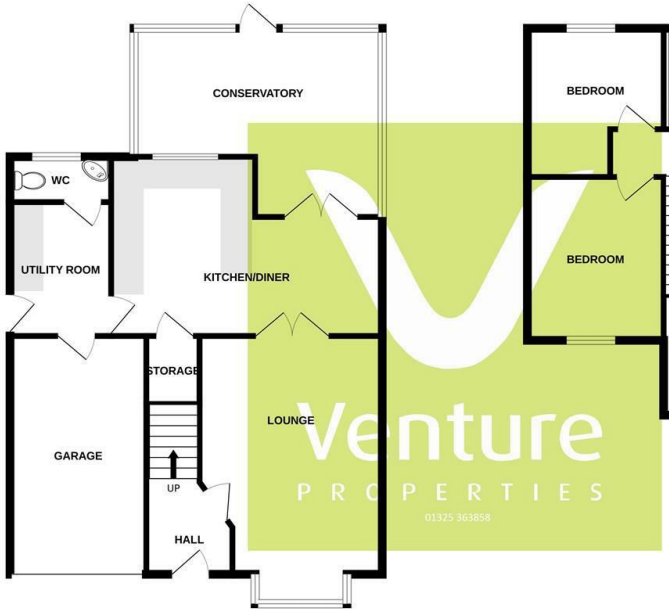
Property Details
Local Authority: Darlington
Council Tax Band: D

Annual Price: £2,372
Conservation Area No
Flood Risk Very low
Floor Area 925 ft 2 / 86 m 2
Plot size 0.06 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband

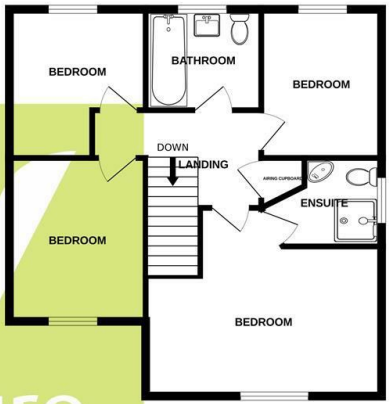
Basic
13 Mbps
Superfast
79 Mbps
Ultrafast
10000 Mbps
Satellite / Fibre TV Availability
BT
Sky
Virgin

Note
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

GROUND FLOOR



1ST FLOOR



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01325 363858

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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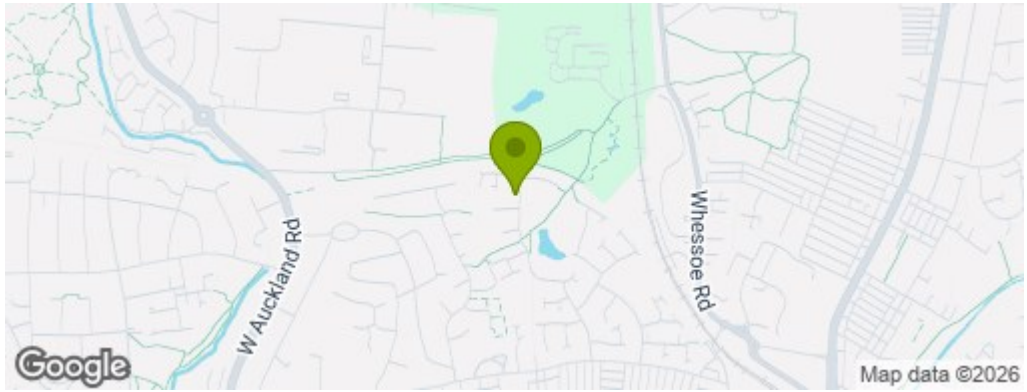

Property Information

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